



Rental Qualification Criteria and Requirements

We are excited that you are interested in one of our Venture Residences communities. To help you in making your decision, we have listed below the criteria for qualifying as a resident for one of our managed rentals.

FAIR HOUSING STATEMENT. Venture Residences is committed to compliance with the Fair Housing Act and all applicable federal, state, and local fair housing laws. Housing will be offered without regard to race, color, religion, sex, national origin, familial status, disability, or any other protected class recognized by law. All applicants are evaluated using the same rental criteria to ensure equal and consistent treatment.

IDENTIFICATION. All applicants 18 years of age or older must complete a rental application and provide valid government-issued photo identification at the time of application. Applicants must also provide a valid Social Security Number or Individual Taxpayer Identification Number for identity verification and screening purposes. For those applicants who are not U.S. citizens, additional documentation may be required to give the applicant an opportunity to furnish information about an emergency contact person in the applicant's home country.

APPLICATION/ADMIN FEES. A non-refundable application fee is required for each applicant 18 years of age or older. This fee covers the cost of processing the application and conducting credit, rental, and background screenings through a third-party screening provider. An administrative fee may also be required upon approval to cover lease preparation and processing costs. All required fees must be paid before an application is processed.

OCCUPANCY STANDARD. Occupancy standards are established to comply with reasonable health and safety guidelines. Maximum occupancy limits are generally as follows:

Studio: **2** | One Bedroom: **3** | Two Bedroom: **5** | Three Bedroom: **7** | Four Bedroom: **9**

INCOME REQUIREMENTS. Applicants must demonstrate verifiable gross household income of at least 2x to 2.5x the monthly rent. Income must be stable and verifiable through acceptable documentation. Valid proof of income may include four recent pay stubs, employer verification, employment offer letter, 6-months bank statements, tax returns for self-employed applicants, Social Security or disability award letters, retirement income statements, or other verifiable income documentation. Additional documentation may be requested when necessary to verify income stability and qualification.

SECTION 8 ADMINISTERED PROGRAMS. For applicants for communities within the jurisdictional boundaries of Phoenix and/or Tucson, pursuant to local law, we will accept your Section 8 housing voucher. Applicants with Section 8 vouchers will need to demonstrate gross income in an amount not less than 2 times the rental rate, less the value of the voucher.

RENTAL HISTORY. Applicants must provide verifiable rental history. Previous rental performance, including timely payment of rent, lease compliance, property care, and landlord references, may be considered during the evaluation process. Applicants with multiple outstanding landlord debts or unpaid rental balances may be denied. However, certain circumstances may be reviewed on a case-by-case basis at management's discretion.

CREDIT HISTORY. Credit history will be evaluated through a third-party screening agency. The screening provider reviews credit history, outstanding debt obligations, income verification, and rental history collectively to determine the applicant's overall financial responsibility and rental risk. Applicants with a credit score below 500 may be subject to denial. Any open or pending bankruptcy filing will result in denial. Applicants with a discharged bankruptcy may still qualify; however, an increased security deposit or additional conditions may be required. Final approval decisions are based on the overall screening results provided by the screening agency.

CRIMINAL HISTORY. Criminal background screening will be conducted on all applicants in accordance with applicable housing laws and guidelines in Arizona. Screening considers the nature, severity, and recency of any criminal activity as well as evidence of rehabilitation. Applicants who are registered sex offenders or applicants with a history of violent criminal offenses will not be considered for residency. Other criminal history may be evaluated on a case-by-case basis consistent with fair housing guidance.

APPROVAL CONDITIONS. Meeting the minimum qualification criteria does not guarantee approval. Management reserves the right to require additional conditions for approval, which may include an increased security deposit equal to one and a half (1.5x) the monthly rent, additional documentation, or other reasonable requirements permitted by law. All applications are reviewed individually using the same screening standards.

AUTOMATIC DENIAL. Applications will be automatically denied for any of the following reasons: an open or pending bankruptcy filing; being listed on any sex offender registry; a history of violent criminal convictions; providing false or misleading information on the rental application; submitting altered, forged, or fraudulent documentation; or failing to provide valid documentation required to verify identity, income, or rental history within the timeframe requested by management.

PETS. Management reserves the right to restrict all breeds at its discretion. A maximum of two (2) pets is allowed. Pet deposits are required for each approved pet and will be held until lease termination, provided no pet-related damage is found in the unit or common areas. Service and assistance animals are not considered pets and are not subject to pet fees, deposits, or breed restrictions in accordance with the Fair Housing Act.

RENTERS INSURANCE. Residents are required to maintain renters' insurance with a minimum of \$100,000 in personal liability coverage throughout the lease term. To satisfy this requirement, management provides a policy that will be added as an additional monthly charge.

RENTAL RATES AND LEASE TERMS. Prices and specials are subject to change. Rates reflect the apartment's availability at the time of the quote, the requested move-in date, and the lease term. Only 12-month leases are offered. Any lease term shorter than 12 months requires management approval and may result in forfeiture of any advertised specials. Changes to lease terms may require a revised rental rate, which could result in a different monthly rent.

I have read and understand the criteria by which my application will be evaluated. I understand that my application may be approved with certain restrictions, which may affect my eligibility for current rental incentives.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Owner Representative

Date